

## \$239,800 - #117 226 Macewan Road, Edmonton

MLS® #E4449252

**\$239,800**

2 Bedroom, 2.00 Bathroom, 891 sqft

Condo / Townhouse on 0.00 Acres

Macewan, Edmonton, AB

MAIN LEVEL , NO UTILITY BILLS, 2 PARKING , with Stunning GREEN SPACE VIEW! Bright and spacious, this beautifully updated unit offers 2 beds, 2 baths and an oversized kitchen with in-suite laundry and ample storage space. Enjoy 9-ft ceilings, an open-concept layout and expansive windows that flood the space with natural light and showcase peaceful views of the green space. Newer fresh neutral paint throughout. Condo fees cover all utilities: heat, water, and electricity! This well-managed, pet-friendly UNIT includes 1 secure titled heated underground parking and 1 titled stall parking , lots of visitor/street parking, a fitness room and a large party room for your private gatherings and a open space courtyard . Located right across from a park & playground, just minutes from shopping, dining, schools, daycare, the Anthony Henday, LRT, and bus routes " perfect for families and professionals. Don't miss your chance to own this hidden gem!

Built in 2005

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449252  |
| Price    | \$239,800 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 891                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #117 226 Macewan Road |
| Area        | Edmonton              |
| Subdivision | Macewan               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0C5               |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft.              |
| Parking   | Heated, Stall, Underground |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                                                    |
| # of Stories      | 4                                                                                                                         |
| Stories           | 1                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | None, No Basement                                                                                                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Log, Vinyl         |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Log, Vinyl         |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 104             |
| Zoning         | Zone 55         |
| Condo Fee      | \$645           |

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Listing information last updated on November 4th, 2025 at 10:17am MST